

Buildings

Concept

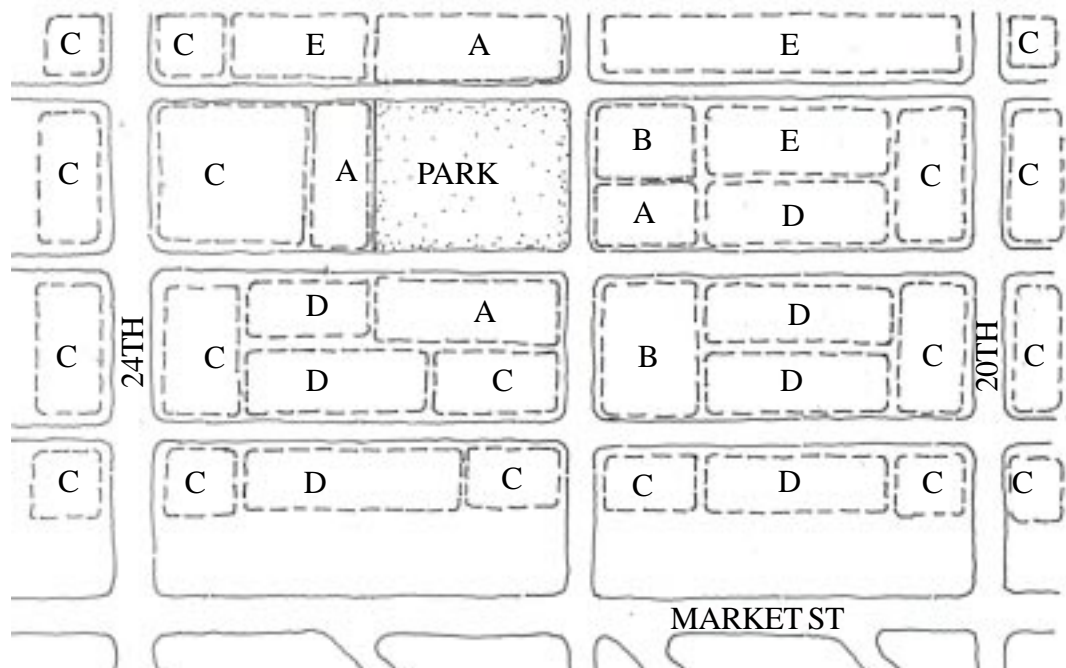
This plan will guide the development of attractive and high quality new commercial, mixed use and residential buildings that clearly define the public street spaces, maximize solar access to the street/park and provide a delightful and vibrant pedestrian environment.

Design Guidelines

The existing City design guidelines are generally appropriate and should be applied to developments within the plan area. Particular emphasis is placed on connecting development related pedestrian activity to the street and clearly defining public space. Although no single architectural theme is proposed, designs should propose creative and contemporary architectural solutions that utilize high quality materials and provide interesting details. Guidelines addressing a heightened sensitivity adjacent low density residential uses or privacy setbacks are generally not appropriate to this plan.

The master plan emphasizes unique design guidelines for five distinct areas recognized by the plan.

- Developments surrounding the park (A)
- Institutional developments (B)
- Mixed-use developments on 20th, 22nd and 24th Avenues NW (C)
- Mixed-use/residential developments located mid-block on NW 56th, 57th and 58th Street. (D)
- Single-use residential developments on NW 58th Street. (E)



Development surrounding the park

West edge: The west edge of the park is currently zoned NC3 with a 65' height limit. Townhouse style residential development, where units have direct access to the public right of way, is the most appropriate type of development directly fronting this side of the park. Commercial storefronts or blank walls are not appropriate and should not be allowed directly adjacent to the park. Access to the front doors of these residences should be provided via a paved and well lit public access pedestrian connection. A ten foot landscaped setback from the park property to the building edge is recommended with a low landscape fence or low hedge defining the park property edge. This connection should be integrated as an extension of the mid-block pedestrian connection system. The path should be pedestrian only but allow for special emergency and loading vehicles with bollards at each end. Development above the ground related residential should be set back and/or modulated to increase solar exposure to the street.

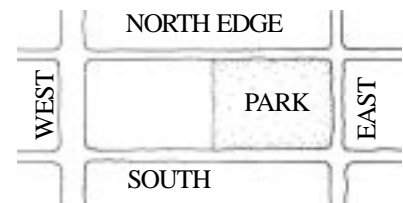


Residential development with direct access to the park is the most appropriate development adjacent the park

The remaining development west of the park should provide a primary retail entrance on 24th Avenue NW at NW 57th Street and a secondary retail entrance at the corner of 24th/58th that accommodates the floor height for the eight foot drop in grade along 24th Avenue NW. Residential access (both vehicular and pedestrian) is most appropriate on 58th Street NW. Service access, loading docks and refuse should be internal to the development or carefully screened if feasible. In general the overall development massing should maximize the solar access to the park. New at-grade parking areas should minimize exposure to the street edge.

North edge: The property line edge along the north side of NW 58th Street is zoned for Mid-rise residential zoning with a 60' height limit. New development should provide a landscape fence or low dense hedge planting to help define the street edge.

East edge: The property line edge along the east side of 22nd Avenue NW, north of NW 57th Street is zoned for Low rise (L3) and mid-rise (MR) with 30' and 60' height limits respectively. New development should provide a landscape fence or low dense hedge planting to help define the street edge.



Developments on each side of the park offer unique opportunities to reinforce the design goals and objectives

South edge: Institutions such as the new library, future performing arts space or civic clubs are preferred along the south edge of the park. These uses help formalize and dignify the park and are usually not built to the zoned height limit, preserving solar access to the park. However if mixed use developments occur, they should provide active storefront retail uses along the entire south edge of NW 57th Street, west of 20th Avenue NW and provide a consistent street wall with two-story minimum height. Setbacks from the property line should be allowed up to ten feet consistent with pedestrian zoning requirements. Developments should also be set back above the two story height and/or modulate the facade to enhance solar exposure to the park. A mid-block pedestrian connection is strongly encouraged in exchange for a departure from open space requirements.

Institutional development

Public and private institutional development is encouraged throughout the plan area, but particularly in locations directly fronting the park. The design of institutional buildings should be distinguished from commercial and residential buildings by its location on the site, materials and massing. Maximum setbacks should not apply to institutional development.

Mixed use development on Avenues

Parcels directly fronting on the north-south running avenues are generally zoned as NC3 with a 65' height limit. A pedestrian overlay should be considered to apply to all of the area on Avenues between 24th Avenue NW, 20th Avenue NW, 57th Street, and the alley north of Market Street. Parcels below NW 57th Street should encourage active storefront retail and pedestrian activity. Maximum setback requirements of pedestrian overlays should be waived at street corners in lieu of usable open space or small retail lined plazas, both encouraged uses. Buildings should maintain a consistent street wall up to a minimum of two story development and provide a set back(s), particularly on the west side of the avenue, beyond three stories to enhance solar access to the street and avoid a 'canyon' effect. Height departures should be allowed for a one floor penthouse, where such additional height is setback and demonstrated as not diminishing the solar access to the park, street or adjacent developments from existing allowable development.



Developments on Avenues should provide vibrant commercial retail activity and human scale.

These provisions should apply around the corner for minimum of 100' of frontage on the adjacent street. Vehicular entrances should be discouraged on the avenues. Continuous overhead weather protecting canopies should be provided on buildings adjacent the sidewalk.